

City and County Comprehensive Plan Analysis



Example of a “Multi-Generational Living” development presented in the Gen H Comprehensive Plan



Example of “Infill Area” development presented in the Henderson County 2045 Comprehensive Plan

Henderson County 2045 Comprehensive Plan Future Land Use Designation: **Infill Area.**

The City of Hendersonville’s Gen H Plan Future Land Use Designation: **Multi-Generational Living.**

- ✓ a. The Henderson County 2045 Comprehensive Plan encourages a mix of housing types including single family detached residential.
- ✓ b. The City of Hendersonville’s Gen H Comprehensive Plan encourages a mix of housing types including single family detached residential.
- ✓ c. The Henderson County 2045 Comprehensive Plan calls out a maximum allowable density range of four to eight units per acre.
- ✓ d. The City of Hendersonville’s Gen H Comprehensive Plan does not specify specific densities, but the proposed density aligns with the vision portrayed. The development could likely be denser with attached single family residential.
- ✓ e. The Henderson County 2045 Comprehensive Plan calls out infill areas to be served by utilities. Note: There is an inherent conflict for nearly all areas designated as “infill areas” because they fall outside the Utility Service Area (USA) in the County’s comprehensive plan. This is true for these parcels. The future land use designation calls for these areas to be served by utilities, but the Utility Service Area does not reflect this.

- ✓ f. The City of Hendersonville's Gen H Comprehensive Plan notes "Improving the framework for providing water and sewer service is crucial to efficiency and quality of service to residents"
- ✓ g. The Henderson County 2045 Comprehensive Plan states infill areas should have an improved transportation network and accommodate a variety of home options.
- ✓ h. The City of Hendersonville's Gen H Comprehensive Plan states "In bustling urban landscapes, the need for improved interconnectivity of streets has become paramount. Creating an interconnected street network isn't just about convenience; it's about relieving congestion, reducing travel times, and enhancing the provision of essential services. By weaving together a seamless web of roads and pathways, smoother traffic flows can be unlocked, commute durations shortened, and quicker access to vital amenities ensured."